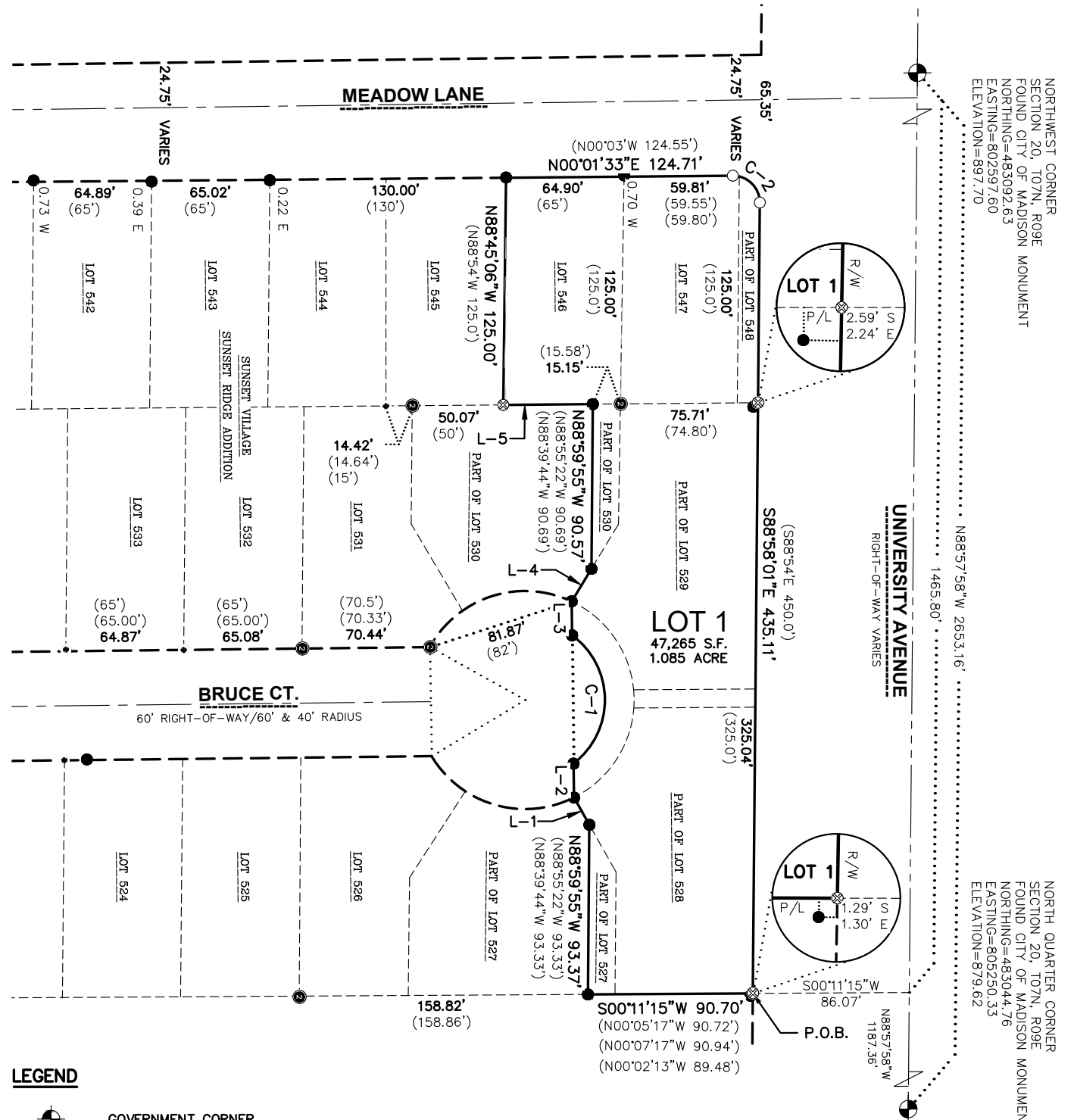


PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF LOTS 527, 528, 529, 530, AND 548, LOTS 547 AND 546, AND PART OF VACATED BRUCE COURT AND VACATED PUBLIC WALKWAY LYING BETWEEN THOSE PARTS OF LOTS 528 AND 529, ALL BEING LOCATED IN THE PLAT OF SUNSET VILLAGE, SUNSET RIDGE ADDITION IN THE NE 1/4 OF SECTION 20 TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

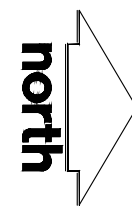


NORTHWEST CORNER  
SECTION 20, T07N, R09E  
FOUND CITY OF MADISON MONUMENT  
NORTHING=483092.63  
EASTING=802597.60  
ELEVATION=897.70

NORTH QUARTER CORNER  
SECTION 20, T07N, R09E  
FOUND CITY OF MADISON MONUMENT  
NORTHING=483044.76  
EASTING=805250.33  
ELEVATION=879.62

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- CHISELED 'X' SET
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



NOTES

- FIELD WORK PERFORMED ON JANUARY 1, 2025.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, NAD83 (2011), THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, T7N, R9E, RECORDED AS S88°57'58"E.

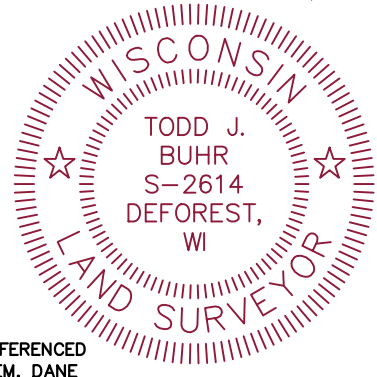
SURVEYED BY:  
**JSD**  
MADISON REGIONAL OFFICE  
507 W. VERONA AVENUE, SUITE 500  
VERONA, WISCONSIN 53593  
P. 608.848.5060

SURVEYED FOR:  
**WALTER WAYNE  
DEVELOPMENT**  
3535 & 3553  
UNIVERSITY AVENUE

PROJECT NO: 24-14962  
FIELDBOOK/PG: -  
SHEET NO: 1 OF 10

SURVEYED BY: SMN  
DRAWN BY: SMN

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_



PRELIMINARY

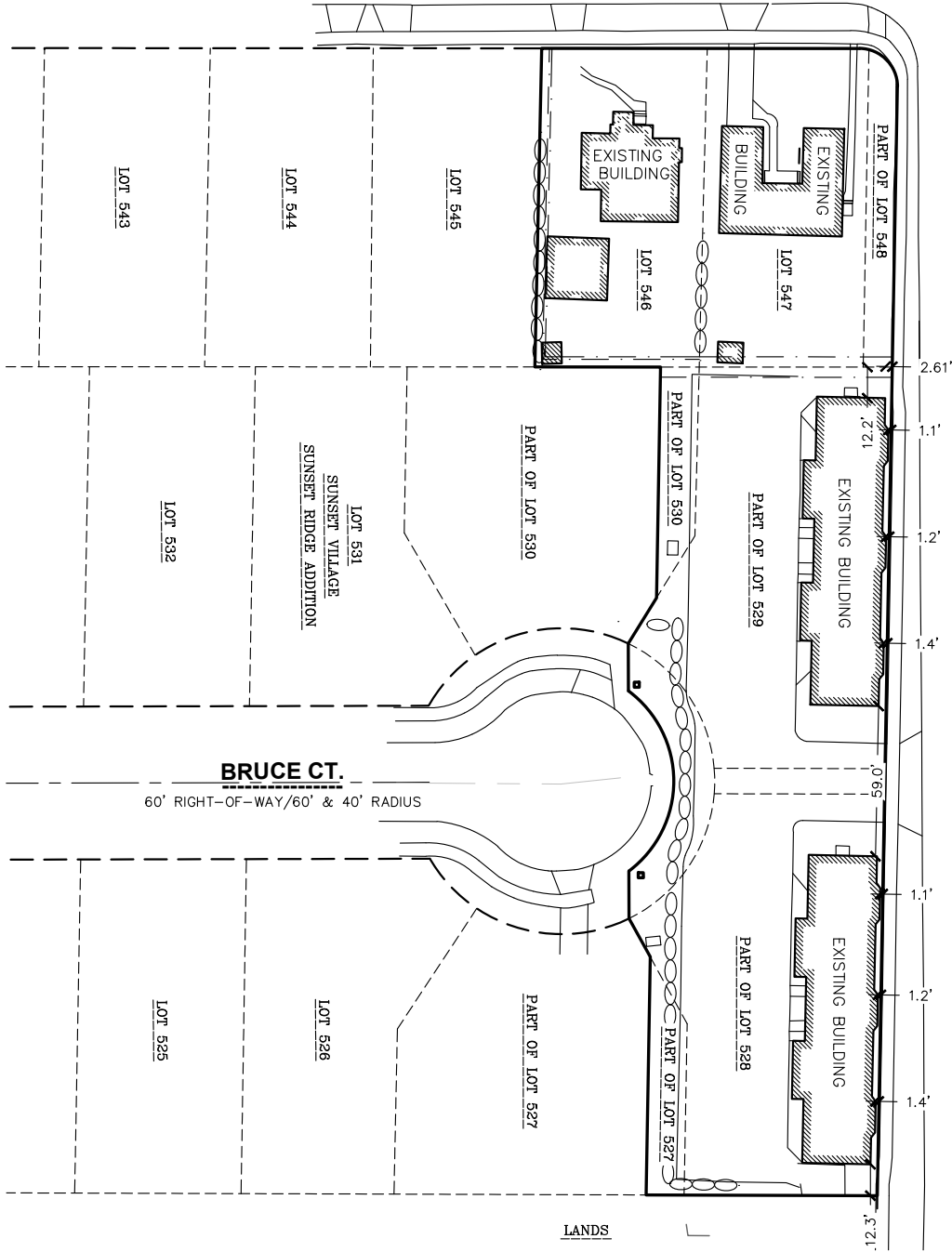
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 527, 528, 529, 530, AND 548, LOTS 547 AND 546, AND PART OF VACATED BRUCE COURT AND VACATED PUBLIC WALKWAY LYING BETWEEN THOSE PARTS OF LOTS 528 AND 529, ALL BEING LOCATED IN THE PLAT OF SUNSET VILLAGE, SUNSET RIDGE ADDITION IN THE NE 1/4 OF SECTION 20 TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS

MEADOW LANE

RIGHT-OF-WAY VARIES

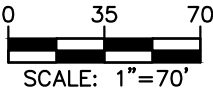


UNIVERSITY AVENUE  
RIGHT-OF-WAY VARIES



NOTES

1. ALL EXISTING IMPROVEMENTS TO BE REMOVED.



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C-1	44.13' (44.13')	106°13'46" (106°13'46")	N89°50'42"E (N89°50'42"E)	70.59' (70.59')	81.82' (81.82')	S37°02'25"E (S37°02'25"E)	N36°43'49"E (N36°43'49"E)
C-2	15.00' (15.00')	88°44'00" (88°44'00")	N45°23'59"E (N45°23'59"E)	20.98' (20.98')	23.23' (23.23')	N01°01'59"E (N01°01'59"E)	N89°45'59"E (N89°45'59"E)

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S61°08'01"W (S61°29'40"W)	17.19' (17.18')
L-2	S89°50'42"W (S89°53'44"W)	18.65' (18.64')
L-3	S89°50'42"W (S89°53'44"W)	18.65' (18.64')
L-4	N58°18'02"W (N58°08'28"W)	21.03' (20.93')
L-5	S0°01'33"W (N00°03'00"W)	49.30' (49.42')

SURVEYED BY:



SURVEYED FOR:

**WALTER WAYNE  
DEVELOPMENT**  
3535 & 3553  
UNIVERSITY AVENUE

PROJECT NO: 24-14962

FIELDBOOK/PG: -

SHEET NO: 2 OF 10

SURVEYED BY: SMN

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PRELIMINARY

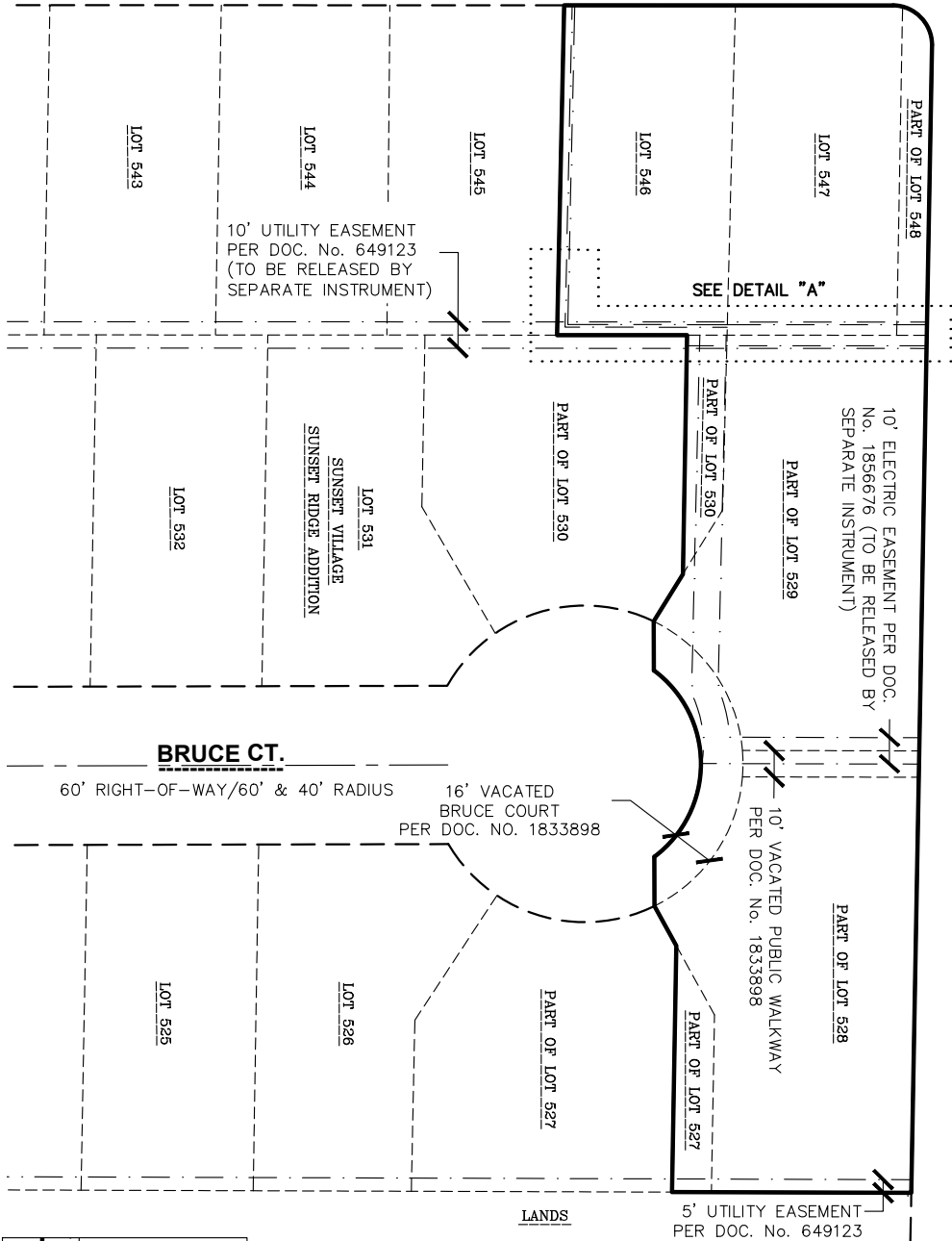
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 527, 528, 529, 530, AND 548, LOTS 547 AND 546, AND PART OF VACATED BRUCE COURT AND VACATED PUBLIC WALKWAY LYING BETWEEN THOSE PARTS OF LOTS 528 AND 529, ALL BEING LOCATED IN THE PLAT OF SUNSET VILLAGE, SUNSET RIDGE ADDITION IN THE NE 1/4 OF SECTION 20 TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

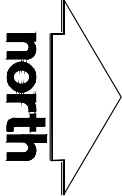
EXISTING EASEMENTS

UNIVERSITY AVENUE

RIGHT-OF-WAY VARIES



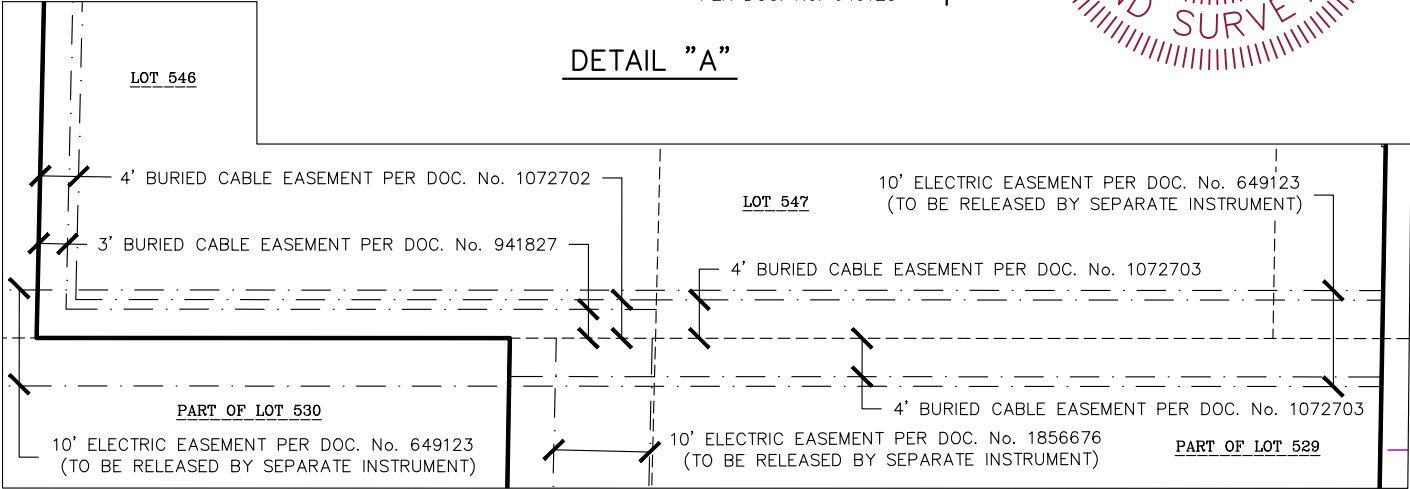
UNIVERSITY AVENUE  
RIGHT-OF-WAY VARIES



0 35 70  
SCALE: 1"=70'



DETAIL "A"



File: \\JSD\projects\2024\2414962\DWG\Survey Sheets\2414962 F-CSM.dwg Layout: Sheet 3 User: colton.darwin Plotted: Apr 25, 2025 -- 11:08am

SURVEYED BY:



MADISON REGIONAL OFFICE  
507 W. VERONA AVENUE, SUITE 500  
VERONA, WISCONSIN 53593  
P. 608.848.5060

SURVEYED FOR:

WALTER WAYNE  
DEVELOPMENT  
3535 & 3553  
UNIVERSITY AVENUE

PROJECT NO: 24-14962

FIELDBOOK/PG: -

SHEET NO: 3 OF 10

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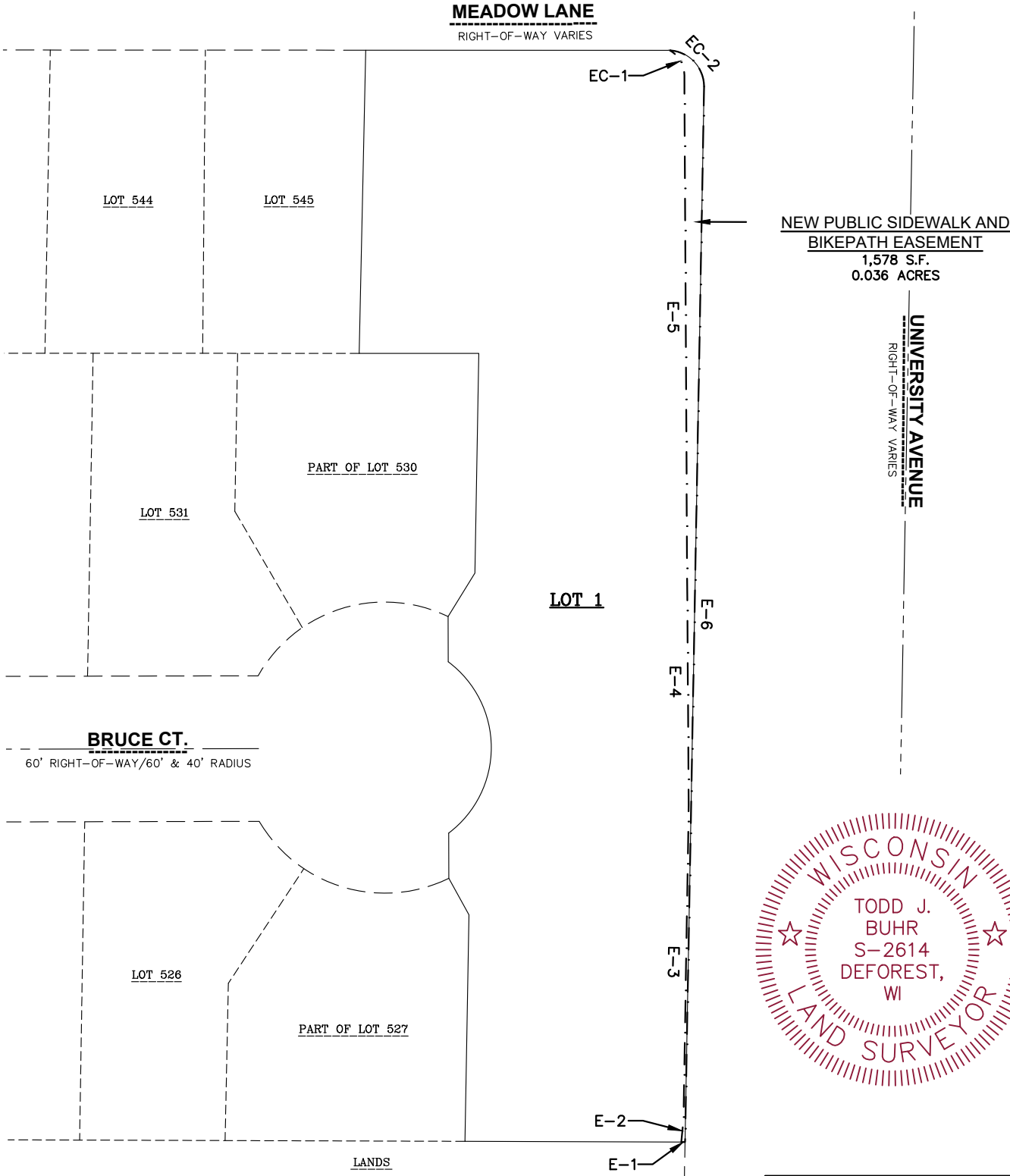
C.S.M. NO. \_\_\_\_\_

PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 527, 528, 529, 530, AND 548, LOTS 547 AND 546, AND PART OF VACATED BRUCE COURT AND VACATED PUBLIC WALKWAY LYING BETWEEN THOSE PARTS OF LOTS 528 AND 529, ALL BEING LOCATED IN THE PLAT OF SUNSET VILLAGE, SUNSET RIDGE ADDITION IN THE NE 1/4 OF SECTION 20 TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

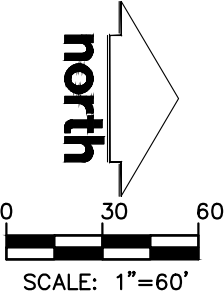
NEW PUBLIC SIDEWALK AND BIKE PATH EASEMENT



NOTES

1. SEE SHEET'S 6 FOR TERMS AND CONDITIONS.

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
EC-1	12.46'	11.96'	59°43'42"	S59°56'41"W	11.91'
EC-2	22.58'	15.00'	86°15'11"	N46°38'23"E	20.51'



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	S00°11'15"W	1.56'
E-2	N84°13'57"W	9.22'
E-3	N89°03'19"W	129.84'
E-4	S89°36'30"W	101.29'
E-5	S89°41'15"W	199.36'
E-6	S88°58'01"E	435.11'

SURVEYED BY:



SURVEYED FOR:

WALTER WAYNE  
DEVELOPMENT  
3535 & 3553  
UNIVERSITY AVENUE

PROJECT NO: 24-14962

FIELDBOOK/PG: -

SHEET NO: 4 OF 10

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DOC. NO. \_\_\_\_\_

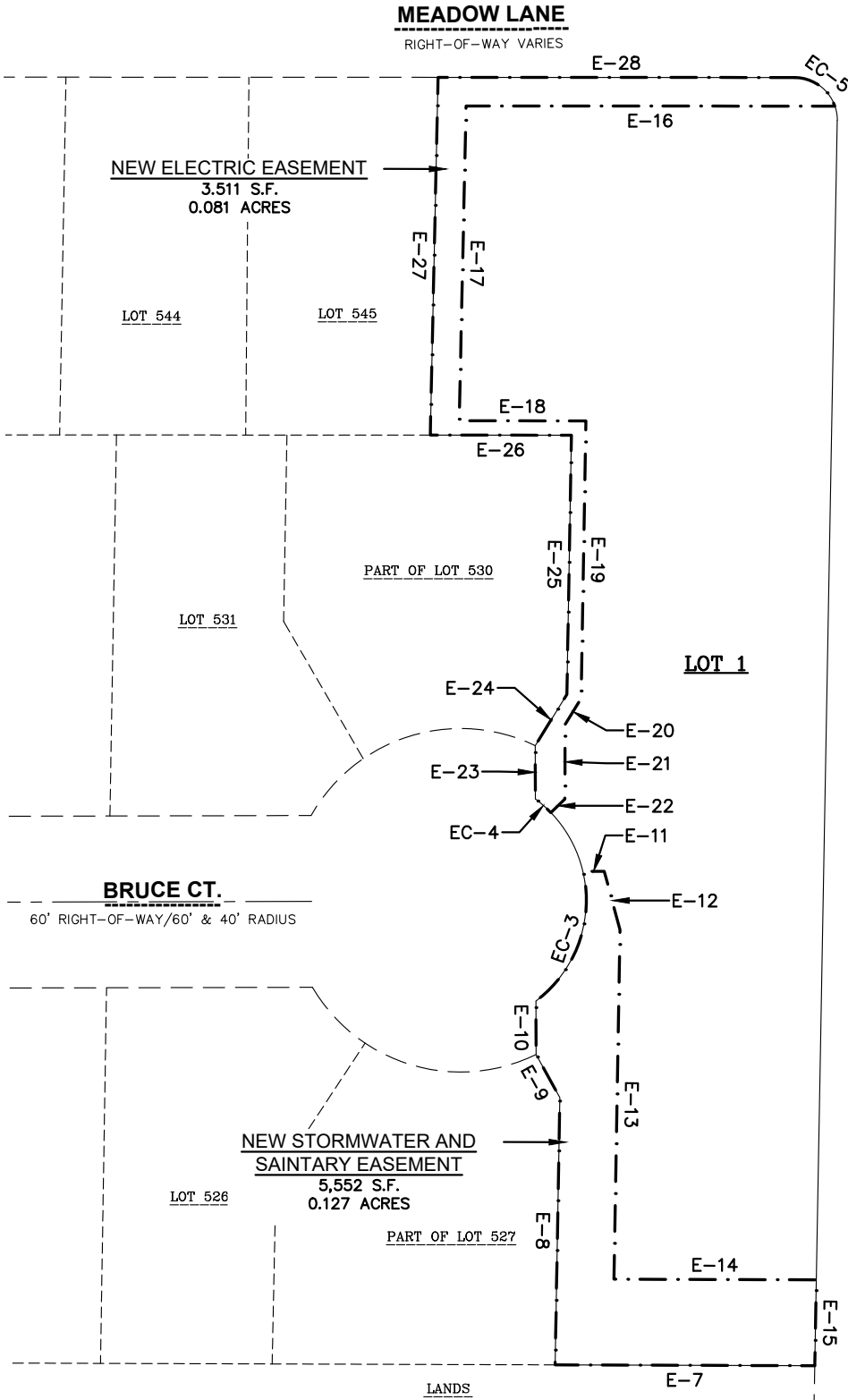
C.S.M. NO. \_\_\_\_\_

PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 527, 528, 529, 530, AND 548, LOTS 547 AND 546, AND PART OF VACATED BRUCE COURT AND VACATED PUBLIC WALKWAY LYING BETWEEN THOSE PARTS OF LOTS 528 AND 529, ALL BEING LOCATED IN THE PLAT OF SUNSET VILLAGE, SUNSET RIDGE ADDITION IN THE NE 1/4 OF SECTION 20 TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NEW ELECTRIC AND PUBLIC STOMWATER/SANITARY EASEMENTS

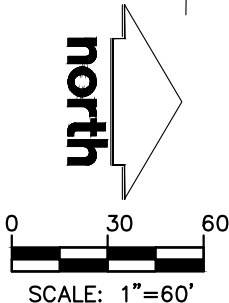


EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-7	S00°11'15"W	90.70'
E-8	N88°59'55"W	93.37'
E-9	S61°08'01"W	17.19'
E-10	S89°50'42"W	18.65'
E-11	N00°00'00"E	7.42'
E-12	N74°55'02"E	21.16'
E-13	S88°59'55"E	122.06'
E-14	N00°11'15"E	70.71'
E-15	S88°58'01"E	30.00'
E-16	S00°01'33"W	128.80'
E-17	S88°45'06"E	110.00'
E-18	N00°01'33"E	44.28'
E-19	S88°59'55"E	97.03'
E-20	S58°18'02"E	10.68'
E-21	S89°53'37"E	26.02'
E-22	S43°51'50"E	6.80'
E-23	S89°50'42"W	18.65'
E-24	N58°18'02"W	21.03'
E-25	N88°59'55"W	90.57'
E-27	N88°45'06"W	125.00'
E-28	N00°01'33"E	124.71'

NOTES

1. SEE SHEET'S 6 & 7 FOR TERMS AND CONDITIONS.

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
EC-3	51.05'	44.00'	66°28'36"	N70°03'19"W	48.23'
EC-4	7.20'	43.75'	9°25'54"	S41°12'34"W	7.19'
EC-5	18.20'	15.00'	69°31'55"	N35°47'55"E	17.11'



SURVEYED BY:



SURVEYED FOR:

WALTER WAYNE  
DEVELOPMENT  
3535 & 3553  
UNIVERSITY AVENUE

PROJECT NO: 24-14692

FIELDBOOK/PG: -

SHEET NO: 5 OF 10

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DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_



PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 527, 528, 529, 530, AND 548, LOTS 547 AND 546, AND PART OF VACATED BRUCE COURT AND VACATED PUBLIC WALKWAY LYING BETWEEN THOSE PARTS OF LOTS 528 AND 529, ALL BEING LOCATED IN THE PLAT OF SUNSET VILLAGE, SUNSET RIDGE ADDITION IN THE NE 1/4 OF SECTION 20 TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PUBLIC SANITARY SEWER EASEMENTS:

**CREATION OF EASEMENT RIGHTS:** A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC UNDERGROUND SANITARY SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE SANITARY SEWER FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

**PROPERTY RESTORATION:** THE OWNER OF ANY PROPERTY SUBJECT TO THE EASEMENT SET FORTH HEREIN SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY PAVEMENT, CONCRETE, LANDSCAPING, PRIVATE SITE IMPROVEMENTS OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR PROPERTY THAT ARE DAMAGED OR REMOVED AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, THE CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO AN APPROPRIATE GRADE WITH CRUSHED STONE OR TURF FOR PROPER DRAINAGE UNTIL SUCH TIME OWNER REPAIRS AND/OR REPLACES THE PRIVATE IMPROVEMENTS DAMAGED OR REMOVED DURING THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN.

**LIMITATIONS ON USE OF EASEMENT AREA:** THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE SANITARY SEWER FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

**BINDING EFFECT:** THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

**RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT:** ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

PUBLIC SIDEWALK AND BIKE PATH EASEMENTS:

**CREATION OF EASEMENT RIGHTS:** A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK AND BIKE PATH PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK AND BIKE PATH WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

**PROPERTY RESTORATION:** CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.


**LIMITATIONS ON USE OF EASEMENT AREA:** THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC USE SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

**BINDING EFFECT:** THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

**RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT:** ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.



File: \\JSD\projects\2024\2414962\DWG\Survey Sheets\2414962 F-CSM.dwg Layout: Sheet 6 User: colton.darwin Plotted: Apr 25, 2025 - 11:08am

<div>SURVEYED BY:</div> <div></div> <div>MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060</div>	<div>SURVEYED FOR:</div> <div>WALTER WAYNE DEVELOPMENT</div> <div>3535 &amp; 3553 UNIVERSITY AVENUE</div>	PROJECT NO:	24-14962	<div>SURVEYED BY:</div> <div>SMN</div> <div>DRAWN BY:</div> <div>SMN</div>
		FIELDBOOK/PG:	-	
		SHEET NO:	6 OF 10	

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DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

PRELIMINARY

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PUBLIC STORMWATER MANAGEMENT EASEMENTS:

**CREATION OF EASEMENT RIGHTS:** A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC STORM WATER MANAGEMENT AND UNDERGROUND STORM SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM WATER MANAGEMENT AND STORM SEWER FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

**PROPERTY RESTORATION:** CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.


**LIMITATIONS ON USE OF EASEMENT AREA:** THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE STORM SEWER FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

**BINDING EFFECT:** THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

**RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT:** ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.



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<div>SURVEYED BY:</div> <div></div> <div>MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060</div>	<div>SURVEYED FOR:</div> <div>WALTER WAYNE DEVELOPMENT</div> <div>3535 &amp; 3553 UNIVERSITY AVENUE</div>	PROJECT NO:	24-14962	<div>SURVEYED BY:</div> <div>SMN</div> <div>DRAWN BY:</div> <div>SMN</div>
		FIELDBOOK/PG:	-	
		SHEET NO:	7 OF 10	

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PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 527, 528, 529, 530, AND 548, LOTS 547 AND 546, AND PART OF VACATED BRUCE COURT AND VACATED PUBLIC WALKWAY LYING BETWEEN THOSE PARTS OF LOTS 528 AND 529, ALL BEING LOCATED IN THE PLAT OF SUNSET VILLAGE, SUNSET RIDGE ADDITION IN THE NE 1/4 OF SECTION 20 TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

PART OF LOTS 527, 528, 529, 530, AND 548, LOTS 547 AND 546, AND PART OF VACATED BRUCE COURT AND VACATED PUBLIC WALKWAY LYING BETWEEN THOSE PARTS OF LOTS 528 AND 529, ALL BEING LOCATED IN THE PLAT OF SUNSET VILLAGE, SUNSET RIDGE ADDITION IN THE NE 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20 AFORESAID; THENCE N88°57'58"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID A DISTANCE OF 1184.43 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOTS 527 AND 528, AFORESAID; THENCE S01°05'41"W ALONG SAID LINE, 83.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE, ALSO BEING THE NORTHWEST CORNER OF LOT 528, AFORESAID, AND THE POINT OF BEGINNING; THENCE S00°11'15"W, 90.70 FEET; THENCE N88°59'55"W, 93.37 FEET; THENCE S61°08'01"W 17.19 FEET TO WESTERLY RIGHT-OF-WAY LINE OF BRUCE COURT; THENCE S89°50'42"W ALONG SAID RIGHT OF WAY, 18.65 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 81.58 FEET ALONG SAID RIGHT-OF-WAY LINE AND ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 44.00 FOOT, THE CHORD BEARS S89°51'52"W, 70.39 FEET; THENCE S89°50'42"W ALONG SAID RIGHT-OF-WAY, 18.65 FEET; THENCE N58°18'02"W, 21.03 FEET; THENCE N88°59'55"W, 90.57 FEET TO THE EAST LINE OF LOT 546 AND WEST LINE OF 530, AFORESAID; THENCE S00°01'33"W ALONG SAID WEST LINE, 49.30 FEET, TO THE NORTHWEST CORNER OF LOT 545; THENCE N88°45'06"W ALONG THE NORTH LINE OF LOT 545, 125.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MEADOW LANE, ALSO BEING THE NORTHEAST CORNER OF LOT 545; THENCE N00°01'33"E ALONG SAID WESTERLY RIGHT-OR-WAY, 124.71 FEET TO A POINT OF CURVATURE ON SAID RIGHT-OF-WAY LINE; THENCE ALONG AN ARC TO THE RIGHT 23.23 FEET, HAVING A RADIUS OF 15.00 FEET, WHOSE CHORD BEARS N45°23'59"E 20.98 FEET; THENCE S88°58'01"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE, 435.11' FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 47,265 SQUARE FEET OR 1.085 ACRES.

SURVEYOR’S CERTIFICATE


I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF WALTER WAYNE DEVELOPMENT, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

DATE

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<div>SURVEYED BY:</div> <div></div> <div>MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060</div>	<div>SURVEYED FOR:</div> <div>WALTER WAYNE DEVELOPMENT</div> <div>UNIVERSITY AVENUE 3535 &amp; 3553</div>	PROJECT NO: 24-14962	SURVEYED BY: SMN
		FIELDBOOK/PG: -	DRAWN BY: SMN
		SHEET NO: 8 OF 10	

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DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_



PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 527, 528, 529, 530, AND 548, LOTS 547 AND 546, AND PART OF VACATED BRUCE COURT AND VACATED PUBLIC WALKWAY LYING BETWEEN THOSE PARTS OF LOTS 528 AND 529, ALL BEING LOCATED IN THE PLAT OF SUNSET VILLAGE, SUNSET RIDGE ADDITION IN THE NE 1/4 OF SECTION 20 TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CORPORATE OWNER’S CERTIFICATE

WALTER WAYNE DEVELOPMENT, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WALTER WAYNE DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

[\_\_\_\_\_]

BY: \_\_\_\_\_  
RANDY CHRISTIANSON, MANAGING MEMBER


STATE OF WISCONSIN) SS  
[\_\_\_\_\_] COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [\_\_\_\_\_] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, [\_\_\_\_\_] COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_



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<div>SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060</div>	<div>SURVEYED FOR: <b>WALTER WAYNE DEVELOPMENT</b> UNIVERSITY AVENUE 3535 &amp; 3553</div>	<div>PROJECT NO: 24-14962 FIELDBOOK/PG: - SHEET NO: 9 OF 10</div>	<div>SURVEYED BY: SMN DRAWN BY: SMN</div>	<div>VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____</div>
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PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 527, 528, 529, 530, AND 548, LOTS 547 AND 546, AND PART OF VACATED BRUCE COURT AND VACATED PUBLIC WALKWAY LYING BETWEEN THOSE PARTS OF LOTS 528 AND 529, ALL BEING LOCATED IN THE PLAT OF SUNSET VILLAGE, SUNSET RIDGE ADDITION IN THE NE 1/4 OF SECTION 20 TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
MATTHEW WACHTER, SECRETARY                      DATE  
CITY OF MADISON PLAN COMMISSION

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON FOR PUBLIC USE.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CLERK  
CITY OF MADISON



OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN

RECEIVED FOR RECORD \_\_\_\_\_

20 \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M

AS DOCUMENT # \_\_\_\_\_

IN VOL. \_\_\_\_\_ OF CERTIFIED

SURVEY MAPS ON PAGE(S) \_\_\_\_\_

REGISTER OF DEEDS

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